

# For Lease ~ Warehouse & Office Space



**Hobbs Associates, Inc.**  
Commercial/Industrial Real Estate

For More Information Call:

**Brian Hobbs**

BHobbs@TheWarehouseBroker.com

**301-937-2188**



## ***11561 & 11563 Edmonston Road Beltsville, MD 20705***

- 3,000 +/- Sq. Ft. Overall, approx. 1,000 sq. ft. warehouse
- 2,000 sq. ft. +/- Office Space
- Self Contained
- First Floor Access—Drive-in loading
- Minutes from I-95, Capital Beltway & BW Parkway
- Excellent Highway Expose/Access
- Zoned I-2 (Heavy Industrial)
- \$2,750.00 per month NNN Nets \$2.50 psf
- Available June 15, 2011

*The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, sale or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.*

# 11561 & 11563 Edmonston Road ~ Floor Plan



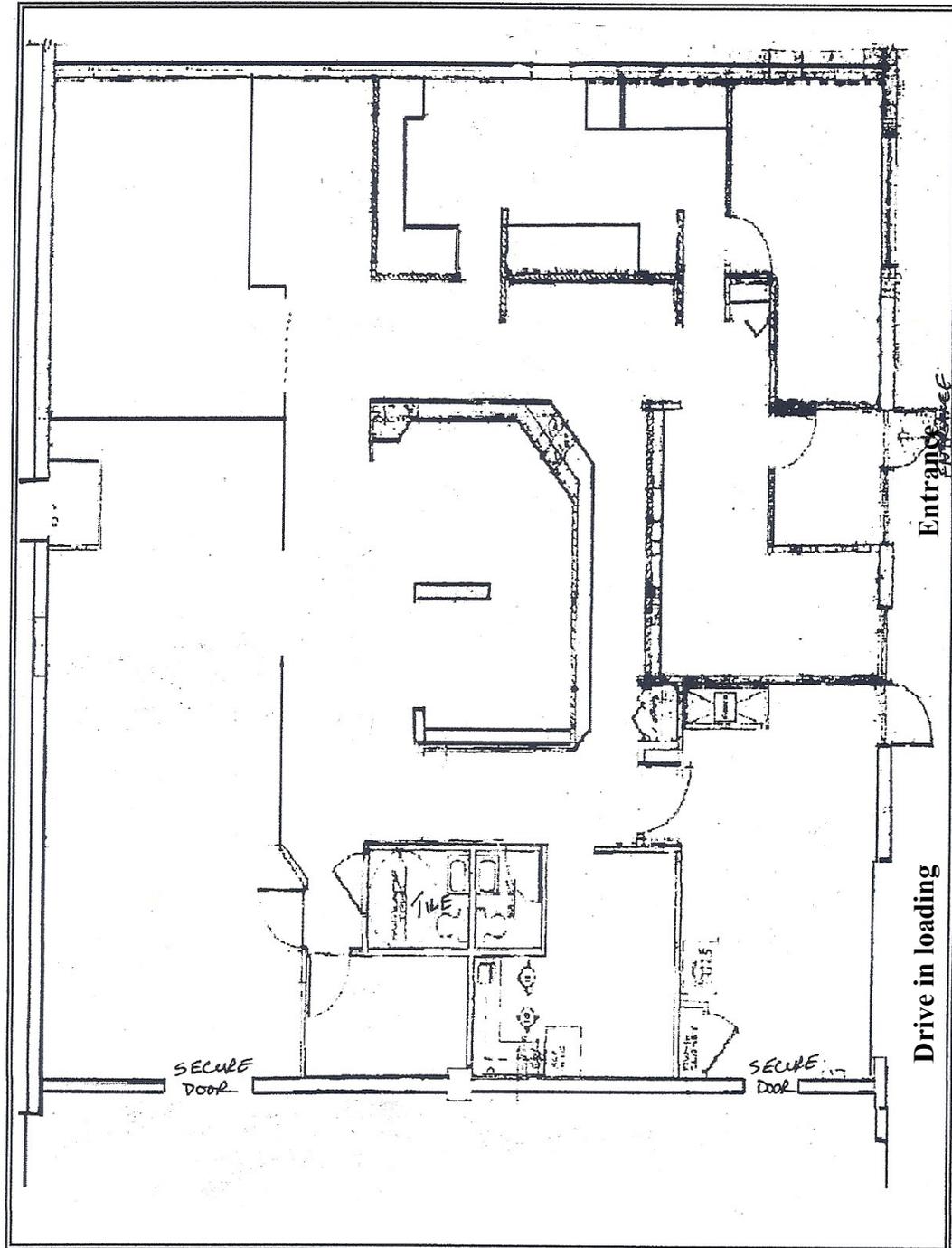
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